

ENVIRONMENTAL IMPACT ANALYSIS

## 4.9 LAND USE AND PLANNING

### Acronyms

CalRecycle	California Department of Resources Recycling and Recovery
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CUP	Conditional Use Permit
EA	Enforcement agency
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
JPA	Joint Powers Agreement
LFG	Landfill gas
NESHAP	National Emission Standards for Hazardous Air Pollutants
NMOCs	Non-methane organic compounds
PRC	Public Resources Code
R1R	Restricted Residential
ROW	Right-of-way
RWQCB	Regional Water Quality Control Board
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SCLF	Scholl Canyon Landfill
SR	Special Recreation

### 4.9.1 Environmental Setting

#### 4.9.1.1 Existing Conditions

The Scholl Canyon Landfill (SCLF) is a cooperative effort of the City, the County of Los Angeles and the Los Angeles County Sanitation Districts. The landfill site occupies approximately 535 acres and is operated by the Sanitation Districts pursuant to a Joint Powers Agreement (JPA) between the City, County, and Sanitation Districts on lands owned by the City, County, and Southern California Edison. The SCLF is classified as a Class III nonhazardous landfill that accepts municipal solid waste and is not a generator of, or repository for, hazardous wastes. The active landfill site is 314 acres, within which refuse has been landfilled on 210 acres.

Gathering and combustion of the landfill gas (LFG) is a mitigation measure for South Coast Air Quality Management District (SCAQMD) to prevent its release into the environment.

The purpose of the proposed Project is to capture the methane-rich renewable LFG and instead of flaring it to beneficially use it as fuel to generate electricity. It includes construction and operation of an



## ENVIRONMENTAL IMPACT ANALYSIS

approximately 12-megawatt power generation facility on approximately 2.2-acres of land at the SCLF. The proposed Project will be located adjacent to the existing LFG flare station. In addition, approximately 0.67 miles of natural gas pipeline will be constructed to connect the facility to the existing SoCalGas pipeline system located at the eastern end of Scholl Canyon Drive. This three-inch steel gas pipeline will be located above ground except for road crossings within the active landfill. The natural gas will be utilized to augment the LFG if the heat content of the refines it for the electrical generating equipment. The existing LFG pipeline connected to Grayson Power Plant will be abandoned in place. A 12-inch diameter water pipeline approximately one mile long will also be constructed and will connect to an existing 16-inch pipeline located on Glenoaks Boulevard to the new facility.

### On-Site Uses

The proposed Project area is located within the SCLF facility boundary and directly north between Glenoaks Boulevard and the northwest corner of the SCLF and traverses six parcels, located within the City of Glendale, Los Angeles County, California, as shown in **Table 31**. The total combined acreage for the parcels is 532.80. The disturbance footprint for the proposed Project facilities is approximately 2.2-acres. The footprint for the proposed gas pipeline sub area and ten-foot right-of-way (ROW) is 0.76 acres. The footprint for the proposed water pipeline sub area and 14-foot ROW is 1.49 acres.

**Table 31 Project Area Parcel Acreage, Zoning and Land Use Designation**

Project Component	Assessor's Parcel Number	Total Parcel Acreage	Zoning	Land Use Designation
Proposed Main project area, Gas Line, Water Line	5666002901	152	SR- Special Recreation	Recreation/Open Space
Proposed Main project area, Gas Line, Water Line	5666002902	9.08	SR- Special Recreation	Recreation/Open Space
Proposed Main project area, Gas Line, Water Line	5666001904	367.77	SR- Special Recreation	Recreation/Open Space
Proposed Main project area	5666002900	1.76	SR- Special Recreation	Recreation/Open Space
Proposed Gas Line	5666026001	0.94	R1R- Restricted Residential	Very Low Density/Open Space
Proposed Water Line	5662023900	1.25	SR- Special Recreation	Recreation/Open Space
<b>Total Acreage:</b>		<b>532.80</b>		

### Adjacent Land Uses

Surrounding land use is comprised of residential properties and Glenoaks Boulevard to the west; a golf course, open space and Glenoaks Boulevard to the north; open space and Scholl Canyon Road to the south; and open-space and disturbed land to the east.



ENVIRONMENTAL IMPACT ANALYSIS

## **4.9.2 Laws, Ordinances, Regulations and Standards**

### **4.9.2.1 Federal**

Code of Federal Regulations Title 40 Part 258 – Criteria for Municipal Solid Waste Landfills

Code of Federal Regulations (CFR) Title 40 Part 258 governs location restrictions, design and operation standards, monitoring requirements, corrective actions, LFG migration controls, and closure requirements. The Environmental Protection Agency (EPA) guidelines and National Emission Standards for Hazardous Air Pollutants (NESHAP) require large municipal solid waste landfills to collect and burn LFG in order to reduce non-methane organic compounds (NMOCs) by 98 percent. Landfills are required to have their gas collection systems to be well-designed and well-maintained and are required to collect gas from all landfill areas, monitor collection wells monthly, and monitor surface methane emissions.

Code of Federal Regulations Title 49 Part 192 – Transportation of Natural and Other Gas by Pipeline

This section prescribes minimum safety requirements for pipeline facilities and the transportation of gas, including pipeline facilities and the transportation of gas, including installation, valves, metering, and materials requirements for service lines.

### **4.9.2.2 State**

California Code of Regulations Title 27 Division 2 – Solid Waste and Environmental Protection

California Code of Regulations (CCR) Title 27 Division 2 governs solid waste concerning environmental protection. Regulatory standards set forth by the California Department of Resources Recycling and Recovery (CalRecycle) are provided in order to protect the environment, public health, and public safety. The CalRecycle standards apply to any disposal sites that are active, inactive, closed or abandoned as defined in Section 40122 of the Public Resources Code (PRC), and include equipment or facilities operated at the disposal sites. As defined by the CalRecycle, state minimum standards shall be enforced by the enforcement agency (EA) in consultation, when applicable, with the Regional Water Quality Control Board (RWQCB) or other responsible agency (State of California, 2012).

### **4.9.2.3 Local**

South Coast Air Quality Management District Rule 1150.1 – Control of Gaseous Emissions from Municipal Solid Waste Landfills

The SCAQMD provides air pollution control for Orange County, and urban areas of Los Angeles, San Bernardino, and Riverside Counties. The SCAQMD regulates air emissions primarily from stationary air pollution sources, which include power plants, refineries, gas stations, and consumer products such as paints and solvents.



## ENVIRONMENTAL IMPACT ANALYSIS

SCAQMD Rule 1150.1 requires the installation of an LFG control system sufficient to draw LFG toward the gas collection devices without overdraw that would adversely affect the system. This rule is designed to limit LFG emissions from landfills in order to prevent public nuisance and possible detriment to public health caused by exposure to such emissions.

The SCLF is located within the South Coast Air Basin (SCAB) and is regulated by the SCAQMD.

### City of Glendale General Plan Land Use Element

The City's General Plan Land Use Element directs land use management within the City to allow for "growth and development in a compatible spatial relationship in order to minimize adverse impacts on the community. This Land Use Plan provides for a redistribution of land use classes located for mutual interest and benefit" (City of Glendale Planning Division, 1986).

### City of Glendale Municipal Code Title 30 - Zoning

The Glendale Municipal Code Title 30 governs permitted and conditional uses for designated zones within the City. The ordinance states that the City's objective is "to designate, regulate and restrict the location and use of buildings, structures and land to protect residential, commercial, and industrial and recreation/open space areas alike from harmful encroachment by incompatible uses" (City of Glendale, 1995).

#### 4.9.2.4 Existing Land Use Designations

The proposed Project and water pipeline components of the proposed Project are designated as Recreation/Open Space. The proposed gas pipeline component would be located on lands designated as Recreation/Open Space and Very Low Density Residential/Open Space (**Table 32** and **Figure 4.9-1**).

#### 4.9.2.5 Existing Zoning Designations

The proposed Project and water pipeline components of the proposed Project are zoned as Special Recreation (SR). The proposed gas pipeline component is zoned as SR and Restricted Residential (R1R) (**Table 32**). **Table 32** below describes permitted and conditionally permitted uses for each zone, as applicable to the proposed Project. Permitted uses refer to uses and structures already permitted within a particular zone. Conditional uses refer to uses and structures that require a Conditional Use Permit (CUP) prior to development. As indicated below, construction of the proposed power plant, water and gas pipelines will require approval of a CUP.

Additional regulations pertaining to the proposed Project emissions are provided in Section 4.2, Air Quality.



DRAFT ENVIRONMENTAL IMPACT REPORT  
CITY OF GLENDALE BIOGAS RENEWABLE GENERATION PROJECT

ENVIRONMENTAL IMPACT ANALYSIS

**Table 32      Project Area Zoning, Land Use Designation and Permit Requirements**

<b>Zoning</b>	<b>Land Use Designation</b>	<b>Permitted Uses</b>	<b>Conditional Uses (CUP Required)</b>
SR- Special Recreation	Recreation/Open Space	Open space/conservation areas	Sanitary landfills and related recovery of materials; utility and transmission facilities
R1R- Restricted Residential	Very Low Density/Open Space	Open space	Utility and transmission facilities



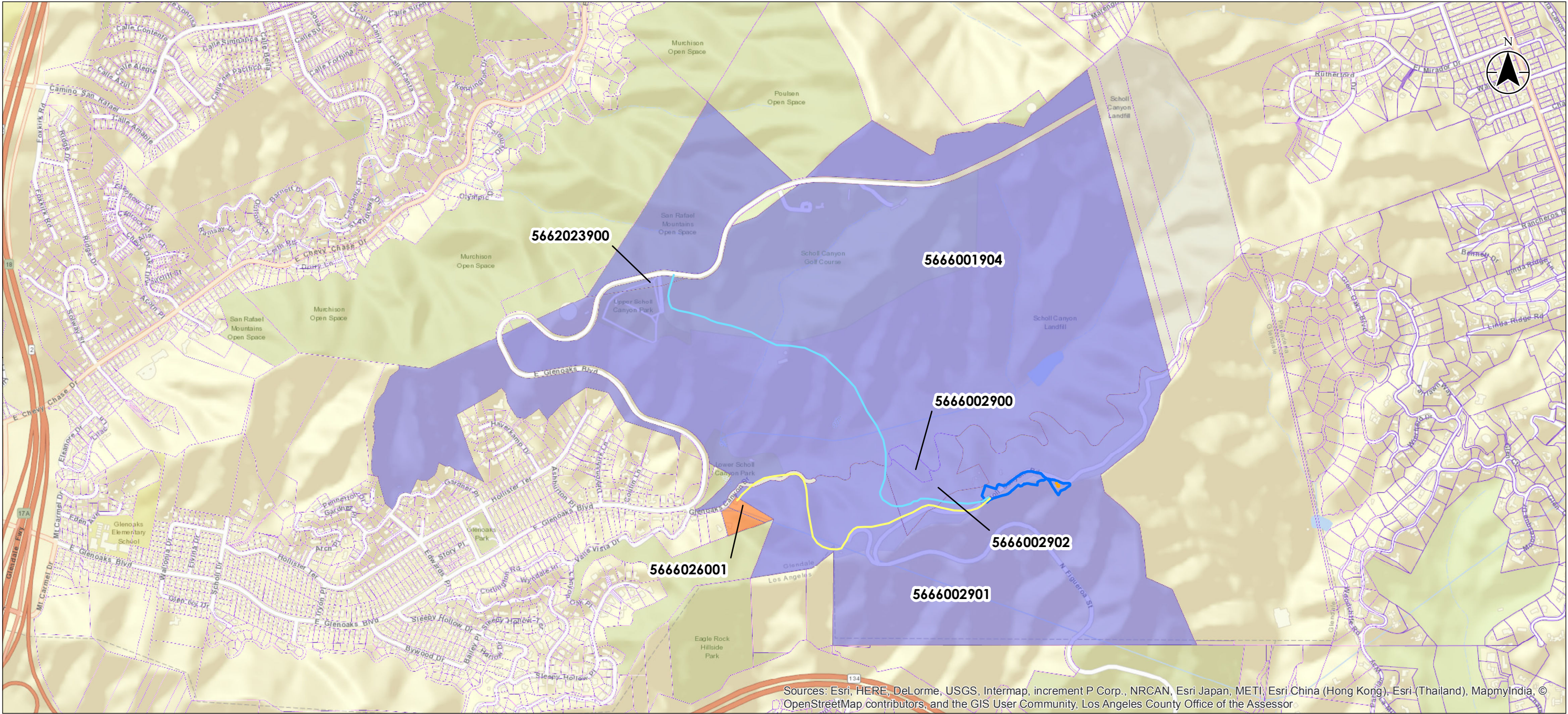
**DRAFT ENVIRONMENTAL IMPACT REPORT  
CITY OF GLENDALE BIOGAS RENEWABLE GENERATION PROJECT**

**ENVIRONMENTAL IMPACT ANALYSIS**

This page has been intentionally left blank.







Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, Los Angeles County Office of the Assessor

**Legend**

- Proposed Gas Pipeline
- Proposed Water Pipeline
- Proposed Power Plant Facility Boundary
- New Water Tank

**Parcel Zoning & Land Use**

- R1R - Restricted Residential, Very Low Density/Open Space
- SR - Special Recreation, Recreation/Open Space
- Parcels

0 1,000 2,000 Feet

1:12,000 (At original document size of 11x17)



Project Location  
Glendale, CA

Project No.: 2057123300  
Prepared by JT on 2017-07-18  
Technical Review by CH on 2017-07-18

Client/Project  
City of Glendale Water and Power  
Biogas Renewable Generation Project  
Environmental Impact Report

Figure No.  
**4.9-1**

Title  
**Project Area Parcels,  
Zoning, and Land Use Designations**



**DRAFT ENVIRONMENTAL IMPACT REPORT  
CITY OF GLENDALE BIOGAS RENEWABLE GENERATION PROJECT**

**ENVIRONMENTAL IMPACT ANALYSIS**

This page has been intentionally left blank.





ENVIRONMENTAL IMPACT ANALYSIS

### 4.9.3 Methodology and Thresholds of Significance

#### 4.9.3.1 Methodology

Information from the City of Glendale General Plan Land Use Element was included for the analysis supporting impact conclusions in the following section. Data and conclusions from the analyses were used to determine potential impacts from the proposed Project to and from Project land use and planning. These impacts were compared against the Thresholds of Significance set forth below in Section 4.9.3.2 to determine their significance.

#### 4.9.3.2 Thresholds of Significance

As determined in the Initial Study, the proposed Project would not physically divide an established community because there are no existing residential uses or communities within the proposed Project site. In addition, the proposed Project would not involve the displacement of any residential uses within any of the parcels on which any components of the proposed Project traverses. As there would be no resulting impacts for this topic, the following checklist question was evaluated in this Environmental Impact Report (EIR).

In accordance with Appendix G of the State California Environmental Quality Act (CEQA) Guidelines, the proposed Project would have a significant impact related to land use and planning if it would:

- Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

### 4.9.4 Project Impacts

***Threshold: Would the proposed Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?***

#### 4.9.4.1 Construction

The proposed Project will occur on lands that are designated Recreational/Open Space and Very Low Density/Open Space in the City of Glendale General Plan Land Use Element. These lands have zoning designations of SR and R1R. Portions of the proposed Project site are located within a designated ridgeline. Please refer to Section 4.1.4 for an evaluation of the proposed Project's potential to impact visual resources, including ridgelines. A CUP is only allowable because of the existing utility use. The existing and future utility use related to LFG capture and mitigation which is limited to an approximate 2.2-acre site of the larger 535-acre landfill property would not conflict with the potential closure of the landfill or future use for open space or recreation. After CUP approval and compliance with any required project conditions, the proposed Project will not conflict with any applicable land use plan, policy or regulation. Therefore, impacts would be less than significant.



**DRAFT ENVIRONMENTAL IMPACT REPORT  
CITY OF GLENDALE BIOGAS RENEWABLE GENERATION PROJECT**

**ENVIRONMENTAL IMPACT ANALYSIS**

**Mitigation Measures**

No mitigation measures are required.

**4.9.4.2 Operation**

Please refer to Section 4.9.4.1.

**Mitigation Measures**

No mitigation measures are required.

**4.9.5 Cumulative Impacts**

The proposed Project is located within the SCLF and a primarily pre-disturbed area currently used for LFG collection. The proposed Project is a conditionally permitted use. The proposed Project will not conflict with any applicable land use plan, policy or regulation. The proposed Project would not have cumulatively considerable land use impacts.

